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ATTORNEYS FOR USA CAPITAL DIVERSIFIED TRUST DEED FUND, LLC

UNITED STATES BANKRUPTCY COURT

DISTRICT OF NEVADA

In re:
 USA COMMERCIAL MORTGAGE COMPANY,
 Debtor.

In re:
 USA CAPITAL REALTY ADVISORS, LLC,
 Debtor.

In re:
 USA CAPITAL DIVERSIFIED TRUST DEED
 FUND, LLC,
 Debtor.

In re:
 USA CAPITAL FIRST TRUST DEED FUND, LLC,
 Debtor.

In re:
 USA SECURITIES, LLC,
 Debtor.

Affects:
☐ All Debtors
☐ USA Commercial Mortgage Company
☐ USA Securities, LLC
☐ USA Capital Realty Advisors, LLC
☒ USA Capital Diversified Trust Deed Fund, LLC
☐ USA First Trust Deed Fund, LLC

Case No. BK-S-06-10725 LBR
 Case No. BK-S-06-10726 LBR
 Case No. BK-S-06-10727 LBR
 Case No. BK-S-06-10728 LBR
 Case No. BK-S-06-10729 LBR

Chapter 11

Jointly Administered Under
 Case No. BK-S-06-10725-LBR

**EX PARTE APPLICATION FOR
 ORDER REQUIRING
 UNSER/CENTRAL PARTNERS,
 LLP TO PRODUCE ONE OR
 MORE REPRESENTATIVES FOR
 EXAMINATION PURSUANT TO
 FEDERAL RULE OF
 BANKRUPTCY PROCEDURE 2004**

Pursuant to Federal Rule of Bankruptcy Procedure 2004, USA Capital Diversified Trust Deed Fund, LLC ("DTDF") hereby applies to this Court for an order requiring Unser/Central Partners, LLP ("Unser") to produce one or more representatives, as set forth in the subpoena to be issued under Federal Rule of Bankruptcy Procedure 9016, for examination at the offices of FTI

1 Consulting, Inc., One Renaissance Square, Two North Central Avenue, Suite 1200, Phoenix,
 2 Arizona, 85004-2322 on a business day no earlier than ten (10) business days after the filing of
 3 this Application and no later than April 4, 2008 (or at such other mutually agreeable location, date
 4 and time) and continuing from day to day thereafter until completed.

5 This Application is further explained in the following Memorandum.

6 **Memorandum**

7 DTDF seeks information concerning transactions and other dealings between Unser and
 8 DTDF, the other debtors in the above-captioned cases (together with DTDF, the "Debtors"), and
 9 the Debtors' affiliates, subsidiaries, parents, or otherwise related entities. DTDF seeks this
 10 information to assist in the collection of the assets and the investigation of the liabilities of the
 11 Debtors.

12 The requested discovery from Unser is well within the scope of examination permitted
 13 under Bankruptcy Rule 2004(b), which includes:

14 [t]he acts, conduct, or property or ... the liabilities and financial condition of the
 15 debtor, or ... any matter which may affect the administration of the debtor's
 16 estate, or to the debtor's right to a discharge. In a ... reorganization case under
 17 chapter 11 of the Code, ... the examination may also relate to the operation of any
 18 business and the desirability of its continuance, the source of any money or
 property acquired or to be acquired by the debtor for purposes of consummating a
 plan and the consideration given or offered therefore, and any other matter
 relevant to the case or to the formulation of a plan.

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Conclusion

Accordingly, DTDF requests this Court to enter the form of order submitted with this Application.

Dated this 7th day of March, 2008.

SNELL & WILMER LLP

By: 

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